

**MINUTES OF THE GROWTH MANAGEMENT UPDATE TASK FORCE  
TO THE LANCASTER COUNTY PLANNING COMMISSION**

**DATE:** 1 June 2004

**ATTENDANCE:**

<u><b>Name</b></u>	<u><b>Affiliation</b></u>
Ron Beam	RETTEW Associates, Inc.
Lois Herr	Lancaster County Planning Commission
Tom Baldrige	The Lancaster Chamber of Commerce & Industry
Virginia Brady	Lancaster County Planning Commission Region 3
Rita A. Byrne	Historic Preservation Trust
Phyllis Campbell	Urban League of Lancaster County, Inc.
Frank Christoffel, III	Lancaster County Association of Realtors
Frank Christoffel, IV	Building Industry Association of Lancaster
Julianne Dickson	Lancaster County Planning Commission Region 1
Richard Doenges	Lancaster County Agricultural Preserve Board
Charlie Douts	Lancaster County Planning Commission Region 2
John Fiorill	Southern Region Police Department
Carolyn French	Fulton Bank
Ralph Goodno	Lancaster County Conservancy
Nancy Halliwell	Lancaster County Planning Commission Region 4
Rich Hurst	Hurst Brothers Development Company
Rick Jackson	ELA Group, Inc.
Mike Kyle	Lancaster Area Sewer Authority
Donald McNutt	Lancaster County Conservation District
Katina Musser	4-H Youth Development/Penn State Cooperative Extension
Lilia Nice	Citizen Advocate
David Nikoloff	Economic Development Company of Lancaster County
Randy Patterson	Lancaster County Housing & Redevelopment Authority
Steven Sawyer	Lancaster County Planning Commission Region 5
Antonio Suarez	Business Owner
Steven Sylvester	Dept. of Earth & Environment, Franklin & Marshall College
Diane Tannehill	Lancaster Community Indicators Project
Allen Taylor	Taylor and Taylor, P.C. / Community Business Association of Lancaster
J. Scott Ulrich	Lancaster County Planning Commission
Karen M. Weibel	Lititz Borough Planning Commission
Peter Whipple	Elizabethtown Borough
Dan Zimmerman	Lancaster County Transportation Authority

**Other:** Scott Sheely, Lancaster Workforce Investment Board.

**Staff:** Ronald Bailey, Nancy J. Williams, Mary Frey, and Mari Rich.

**Absent:** Eugene Aleci, Rev. Edward Bailey, Dan Betancourt, Tom Despard, Susan Eckert, Randy Gockley, Allan Granger, Jack Howell, Steven Iovino, G. Curtis Jones, Terry Kauffman, Karen Koncle, Arthur Mann, Sr., Jim Miller, Logan Myers, Wendy Nagle, Jay Parrish, Patrice Polite-Dixon, Heidi Schellenger, Barry Smith, Tom Smithgall, and Betty Tompos.

## **ORDER OF BUSINESS:**

### 1. Welcome and Introductions:

Co-Chair, Ron Beam, called the meeting to order at 11:48 a.m.

Each Task Force member introduced him/herself and stated the organization or group that he/she represents.

Mr. Beam welcomed John Fiorill, Chief of the Southern Region Police Department, and Antonio Suarez, business owner and operator of three McDonald franchises in the City of Lancaster, to their first Growth Management Update Task Force Meeting.

### 2. Administrative Matters:

A. The May 4<sup>th</sup> meeting minutes were approved.

B. Itinerary for the July 6<sup>th</sup> Task Force Tour of the Southern Region:

Mr. Beam stated that a primary purpose of the Task Force meetings is to learn more about the many growth-related challenges and opportunities with which communities in the County are faced. He stated that the information shared at the meetings will help the Task Force during the process of developing an Update to the Growth Management Plan.

Mr. Beam informed the Task Force that the last two meetings were held in LCPC Region 4, the western part of the County. He stated that at the April meeting Nancy Halliwell gave an overview of LCPC Region 4. In addition, he stated that at the May meeting, Dr. Kraybill and Douglas Pfautz provided information on Elizabethtown Borough and surrounding jurisdictions, which are also located in LCPC Region 4.

Mr. Beam announced that the July meeting will be held in LCPC Region 6, which is the southern part of the County. He stated that the Task Force will take a tour of the region.

LCPC Principal Planner Mary Frey gave an overview of the draft itinerary for the July 6<sup>th</sup> Tour of the Southern Region. She stated that the tour bus will depart and return to the Quarryville Public Library. In addition, she announced that the tour is scheduled from 8:00 a.m. to 1:00 p.m. Ms. Frey informed the Task Force that each member should R.S.V.P. to Mari Rich by close of business on Tuesday, June 15.

Mr. Baldrige suggested that the Rails to Trails be discussed during the tour, because it is consistent with the issues that the Task Force will address in the Update. LCPC Director

for Long Range Planning Nancy Williams stated that Rails to Trails would be incorporated into the Southern Region Tour.

3. Presentations on Economic Planning and Development Initiatives:

Mr. Beam introduced Lancaster County Planning Commission Executive Director Ronald Bailey, Lancaster County Workforce Investment Board Executive Director Scott Sheely, and Economic Development Company of Lancaster County Executive Director David Nikoloff.

- A. Mr. Bailey gave a PowerPoint presentation on economic development and how it relates to comprehensive planning. He informed the Task Force that the Economic Development Division works to achieve the economic development goals that are identified through the County's Policy Element (**Revisions**) of the County's Comprehensive Plan. Mr. Bailey emphasized that by creating partnerships with private, public and non-profit organizations, the County can effectively target limited resources and facilitate economic development efforts in communities throughout Lancaster County. He added that by implementing initiatives based on the "sustainable economic development" and "revitalization" focus areas of **Revisions**, the Economic Planning Division of the LCPC provides practical assistance to Lancaster's municipalities and the business community, as well as the County's network of economic development providers.

Mr. Bailey explained the Circuit Rider, Economic Gardening, Land Recycling, and Permitting Initiative programs offered through the Economic Development Division of the LCPC.

- B. Mr. Sheely gave a presentation on Industry Clusters in Lancaster County. Mr. Sheely stated that four years ago the Workforce Investment Board developed an industrial strategy that would enable them to prioritize and allocate money where it would be most helpful for Lancaster County businesses. He stated that through a statistical methodology the organization was able to establish twenty industry groupings and identify seven high priority industry clusters within the County. He distributed a spreadsheet that gives an overview of Lancaster County industry changes which are grouped by clusters; handouts of a PowerPoint presentation that shows more detailed information on industry clusters; seven maps that show the high priority industry clusters in Lancaster County; and copies of an article that focuses on manufacturing.
- C. Mr. Nikoloff gave a presentation on **Lancaster Prospers**, a County-wide economic vision and economic-development strategy that is sponsored by the Economic Development Company of Lancaster County and EDC Finance Corporation. **Lancaster Prospers** serves as a guide for the region's economic future. He distributed the **Lancaster Prospers Strategy & Action Plan Summary** and stated that the plan is a 27-page document and it may be viewed at [www.edclancaster.com/lancasterprospers](http://www.edclancaster.com/lancasterprospers)

Mr. Nikoloff described the seven goals that are being used to guide the vision and strategy. He mentioned that seven strategies were developed to help achieve those

goals. Mr. Nikoloff pointed out that both the goals and strategies are listed in the **Lancaster Prospers Summary**.

Following the presentations, Ron Beam opened up the floor to questions. Rick Jackson asked Ronald Bailey about the number of municipalities participating in the Permitting Initiative program. In response to Mr. Jackson's question, Mr. Bailey stated that 18 municipalities have formal agreements with the County.

Mr. Hurst asked why the healthcare industry grew so much. Mr. Sheely stated that the change in demographics influenced the growth, as in-migration into Lancaster County continues and as the baby-boomer generation reaches retirement age.

Mr. Beam stated that the Task Force needs to look at health campuses while developing the Growth Management Element Update so that a process that addresses the growth in healthcare can be developed.

Ms. Williams asked if the industry projections could be extended to the year 2030. They currently go out to the year 2008. Mr. Sheely stated that projections to 2030 have already been completed.

Ms. Williams stated that she was pleased to see that one of the goals for **Lancaster Prospers** promotes development inside of existing urban areas because, as the Growth Management Element is updated, more tools that encourage and support livable communities will be needed.

Mr. Nikoloff informed the Task Force that there is very little industrial/commercial property available in Lancaster County, and he stated that the lack of such property could pose a problem, and this issue should also be addressed in the Update.

Ms. Williams stated that there is a concern about the rural areas and lack of research on the rural economy. Mr. Nikoloff stated that people in the agricultural business asked for the development of a marketing initiative for agricultural products in the County. He stated that no one really knows which cash crops are grown in Lancaster County. He confirmed that there is not enough research on the rural economy in Lancaster County.

Mr. Nikoloff stated that housing is another issue that needs to be addressed. He commented on how difficult it is to find affordable housing in Lancaster County. Mr. Sheely added that addressing the housing issue would be wise because in the next five to ten years the County will run out of the local workers and there will be an in-migration to satisfy the need for workers.

Ms. Campbell asked for further clarification on the "location quotient." She asked for an explanation of how to differentiate between good and bad numbers. In response Mr. Sheely stated that a "1" is the national average and a "2" is twice the average.

In response to Ms. Campbell's comment on Hershey Foods, Mr. Baldrige stated that being reliant on one industry is not wise. He added that it is better to have a diverse economy and Mr. Sheely agreed.

Mr. Nikoloff commented on the statistics that are available, and stated that more analysis is needed in order to distinguish good trends and bad trends.

Mr. Beam stated that forecasting industry trends will help direct where workers will be needed as trends change, and enable the County to keep up with those changes.

Ms. Nice stated that there is a need for cultural attractions for the highly educated population that is expected to in-migrate into Lancaster County.

Mr. Sylvester asked if the rate of the cultural changes taking place within the County is fast enough because technology is advancing faster than cultural education. In response Mr. Nikoloff stated that a social transition is beginning with a change in the mindset of the business community.

4. Report from Task Force Subcommittees:

- A. Daniel Zimmerman, Chair of the Plan Review Subcommittee, stated that the Subcommittee met twice since May. He stated that the Subcommittee's goal is to have a full report for distribution at the July meeting.
- B. Carolyn French, Chair of the Public Involvement Subcommittee, stated that the Subcommittee will work more closely with the Consultant Subcommittee as the Public Involvement Subcommittee tries to reach out to the public and gather input. She also stated that information about the Update will be shared at the upcoming LCPC Regional Meetings.

Ron Beam stated that he will now hand over the Chair responsibilities to Lois Herr, and he would recuse himself from the remaining part of the meeting. He stated his reason is because he is not sure whether RETTEW Associates will submit a proposal under the RFP.

Lois Herr invited Rick Jackson to provide his Subcommittee report.

- C. Rick Jackson, Chair of the Consultant Subcommittee, gave a report on the Subcommittee's activities. He stated that the Subcommittee met four times including June 1<sup>st</sup>, and during those meetings they discussed the organizational structure, an overview of the Subcommittee's Task, and created two drafts of a Request for Proposals (RFP). In addition, Mr. Jackson stated that the Subcommittee discussed its long-term role.

Mr. Jackson informed the full Task Force that a draft copy of the RFP is in the June meeting handouts. He asked the Task Force to submit all comments and suggestions pertaining to the RFP to LCPC staff by June 9<sup>th</sup>. Mr. Jackson stated that comments from both the Plan Review and Public Involvement Subcommittees would be incorporated into the RFP. He mentioned that the Plan Review Subcommittee suggested that an Executive Summary be included in the Update.

Mr. Jackson gave a schedule for the RFP:

June 9 – comments on RFP due to LCPC staff  
June 15 – mail / circulate RFP  
June 30 – pre-proposal meeting  
July 2 – deadline for questions from potential consultants  
July 9 – deadline for answers to potential consultants  
July 19 – deadline for submission of proposals  
August 9 thru 20 – consultant interviews  
September 7 – recommendation of a consultant to Task Force

Mr. Jackson motioned to approve the RFP and Mr. Ulrich seconded the motion.

Mr. Doenges asked how the Consultant Subcommittee would handle changes generated by the Task Force. In response Mr. Jackson stated that once changes are made a final version would be distributed to the full Task Force.

Mr. Taylor asked if the Task Force would review the final RFP. In response Mr. Jackson stated that the Task Force would not review the final RFP but, again, comments for the final document will be accepted.

Ms. Williams informed the Task Force that a copy of the consultant distribution list for the RFP could be found in the June meeting handouts.

The Task Force unanimously moved to approve the RFP.

5. Other Business:

Mr. Bailey announced to the Task Force that a State Planning Board is being formed. Mr. Bailey told the Task Force that he has been asked to be a member of that Board.

6. Adjournment:

Ms. Herr thanked the speakers. She also reminded the Task Force to RSVP for the Southern Region Tour by June 15. With no further business to discuss, the meeting adjourned at 1:20 p.m.